

Courtyards at Spring Mill Site Location Map / Zoning Map

- Approximately 67 acre site
- Infill site in area where higher density residential uses supported
- Identified as Residential (New Suburban) under the Comprehensive Plan

* PERIMETER LOT
ENHANCEMENTS
(SEE PUD TEXT)

Courtyards at Spring Mill Updated Concept Plan

- Number of homes reduced by 14 to 184
- Age Restricted Community standards added to PUD rather than just age targeted
- Concept Plan Modified to eliminate grid street pattern
- Architectural Enhancements for all homes and in particular those next to Spring Mill Road
- Amenity Enhancements and timeline established
- Enhanced Buffer along Spring Mill Road with undulating mound in addition to landscaping and 4-board fence
- Perimeter separation along east Property line enhanced with setback, fence and pond reconfiguration (no gate or home access and ornamental metal fences)



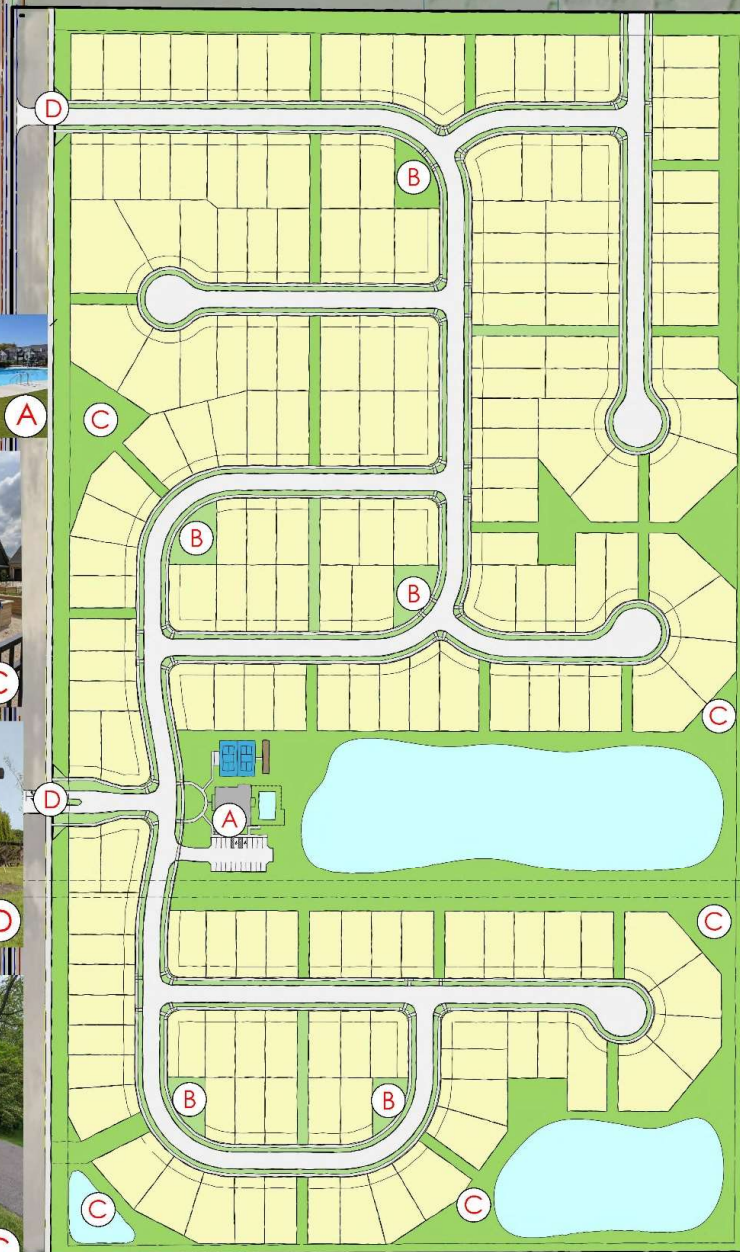


Courtyards at Spring Mill Proposed Homes



Courtyards at Spring Mill Updated Amenity Plan

- Centrally focused and accessible amenity area
- Clubhouse amenities will be completed prior to the issuance of 80 home building permits
- Size of “parkette” spaces addressed in PUD



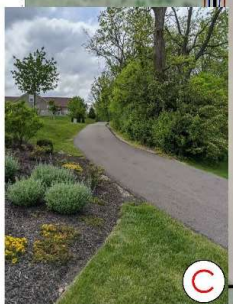
A



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D



CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
NOT TO SCALE



FITNESS INSIDE CLUBHOUSE



TYPICAL POOL



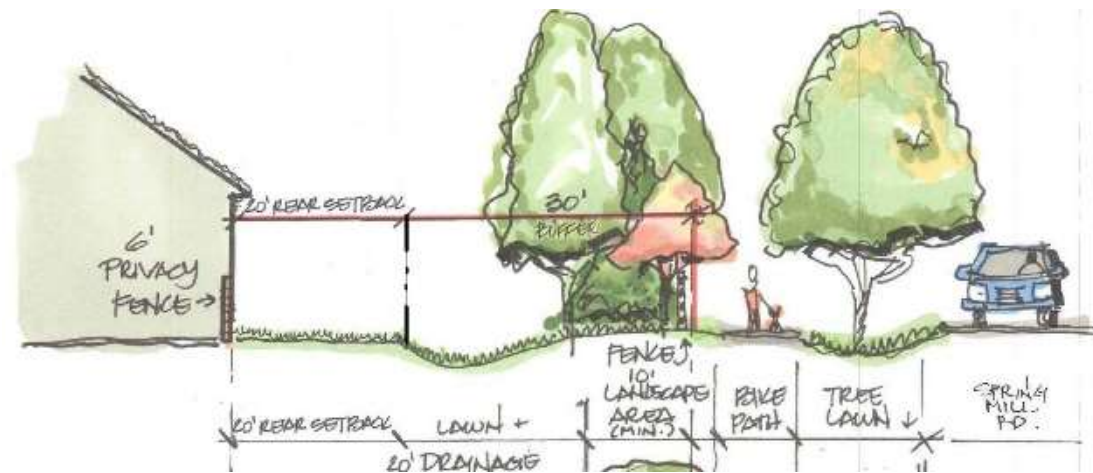
SPRING MILL ROAD EXTERNAL STREET FRONTAGE
NOT TO SCALE

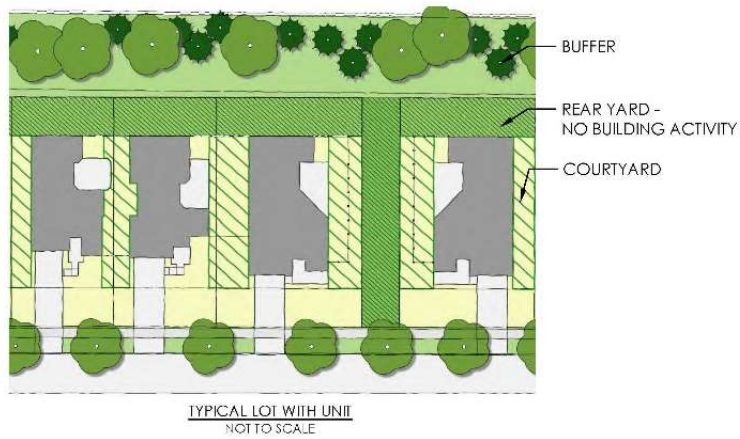


Courtyards at Spring Mill

Revised Spring Mill Details

- Added undulating berm to Spring Mill frontage in addition to landscaping and 4-board fence





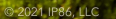
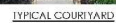
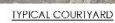
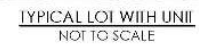
Courtyards at Spring Mill

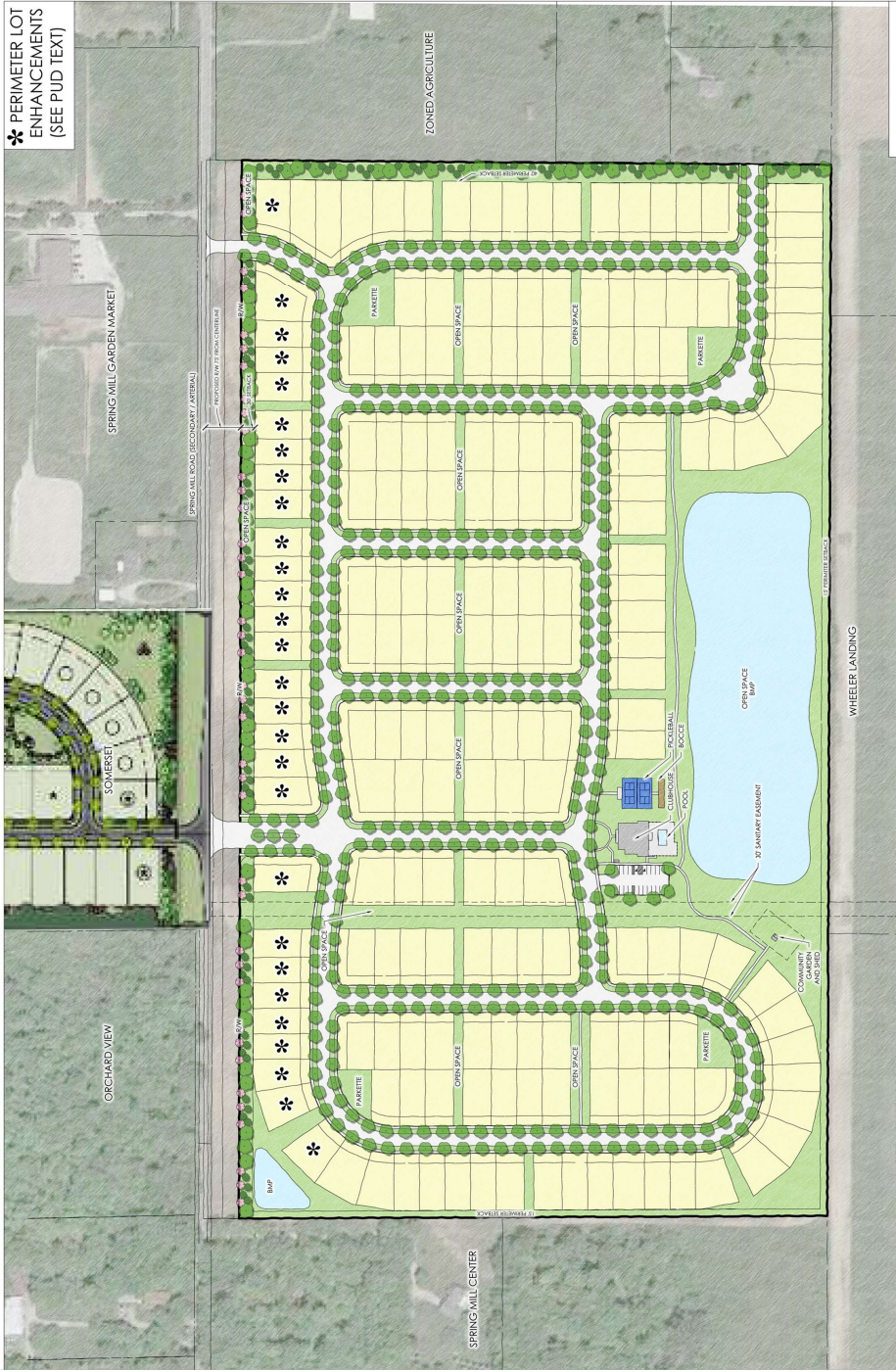
East Perimeter – FAA / INDOT standards

- **Barriers (Fences Provided and no entrances form adjacent homes or gates)**
- **Setbacks – minimum of 150'**
- **Noise Sensitive Permitting**
- **Tall Structure Regulations**

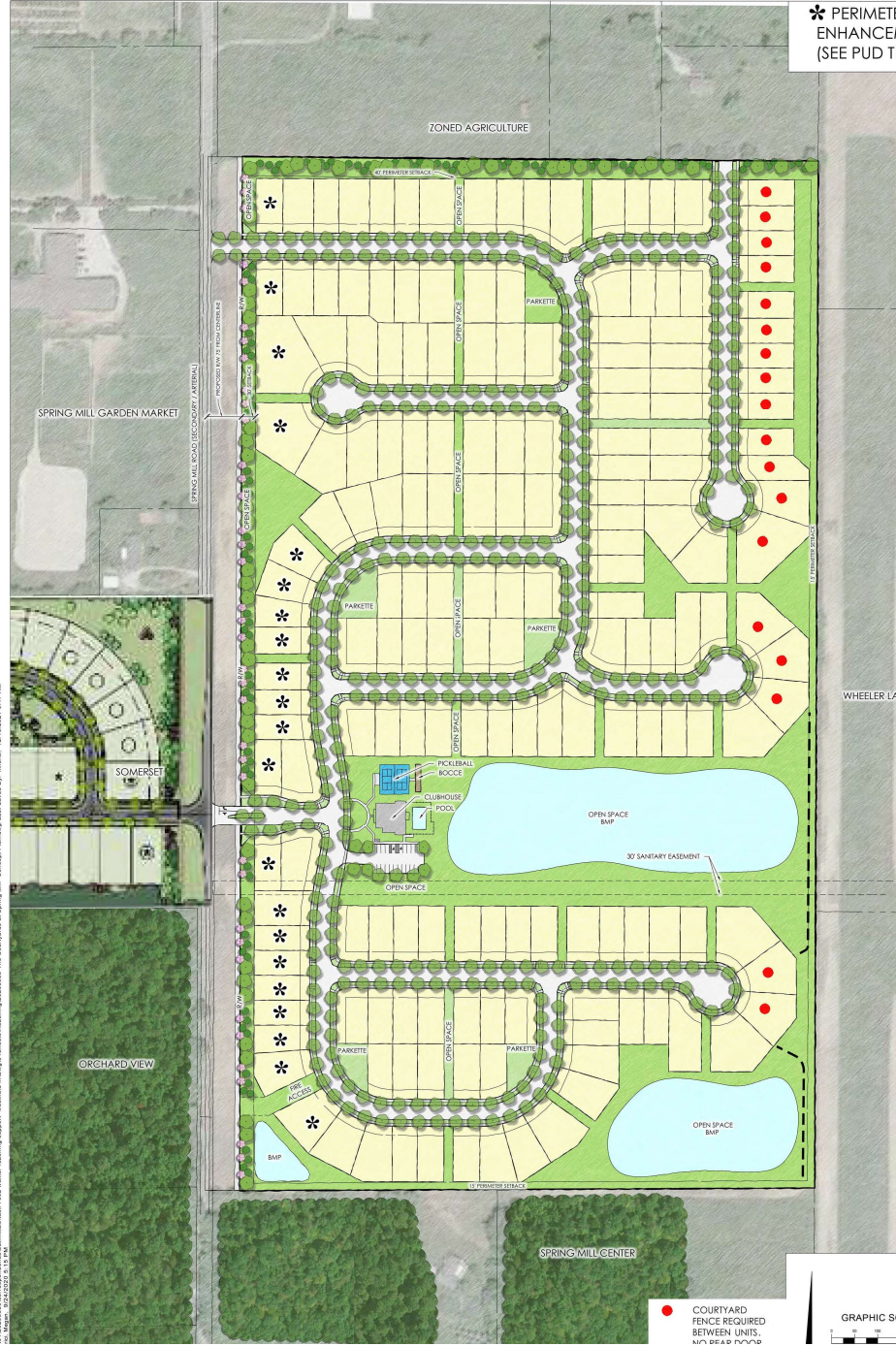


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Original Concept Plan



Revised Concept Plan